

City of Bloomington

Re: Shed Variance

To whom it may concern,

We request approval for a variance on an addition we made to an existing shed on our property to keep the shed in its current location. We constructed a 10x10 foot addition to the east side of an existing 10x10 foot shed that was on the property when we purchased the home in 2013. The existing shed was approximately 2 feet from the property line on the southwest corner to roughly 3.5 feet in the middle of the shed. The addition is roughly 3.5 feet in the middle of the shed to 5 feet at the southeast corner. Ordinance requirement Section 19.50.02 requires a minimum setback of 5 feet for accessory buildings (shed).

The entire shed was re-sided with light brown vinyl to match the existing house. The neighbor's garage to the south side of the shed is approximately 20 feet from the closest point to the shed, and the shed is not adjacent to any other neighbors. Currently the shed is not affecting any neighbors' views, sightlines, or use of their property. We have approximately a ¾ acre lot and watershed requirements should not be affected.

Allowing the variance would be a benefit to the City of Bloomington. If needed, we have a 10 foot gate on the southwest side of our property that the city could use to access our backyard for the power lines that run along that entire side of our yard. If we need to move our shed 4+ feet to the north, a vehicle for any utility purposes (Xcel, Comcast, City of Bloomington, US West, etc.) will no longer be able to pull through onto the property in front of the shed as was intended to address any line maintenance.

The current location of the shed is the most practical place on the property. Building an addition on the existing concrete/shed was the most practical outcome for this situation. Due to the steep hill that intersects across the entire property makes it very difficult for the shed to be in any other location. On the east side of the backyard up the hill all the sides of the yard are sloped which makes it not ideal or practical to place the shed there. On the entire lower north side of the yard we have a clothesline pole, a permanent in ground fire pit, and bushes making that side of the yard not an option. On the west side next to the shed we have a large tree which makes it difficult to push the shed farther east towards the back of the yard. The current location of the shed is the most practical option on our property.

In addition, the unforeseen cost of concrete, pouring and removal of concrete, framing, moving costs, and equipment rental to move the shed will be a financial burden on our household.

Sincerely,

A handwritten signature in black ink, appearing to read 'Adam Gaertner', with a long horizontal stroke extending to the right.

Adam Gaertner